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Contact: Tucker Beckett
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RECOMMENDATION

February 11, 2020

Planning Board
Town Hall
Wellesley, MA 02482

Re: 196 Pond Road: Large House Review
LHR: 19-14

Members of the Planning Board,

On October 7, 2019, Joe Hassell submitted an application for Large House Review. The Design Review Board reviewed this application during their regular meeting on November 13, 2019. The Board voted to approve the project.

Following Planning Board review and substantial revision, the application was reviewed for a second time at the February 5, 2020 regular meeting of the Design Review Board. At this time, the Board voted unanimously to approve the project with the following recommendations:

1. The blank space between the highest windows and the roof line above the front entrance should be filled, either through the addition of design elements or the adjustment of existing ones.
2. The stone layer around the base of the building should be aligned with the stone bases of the front columns.
3. The gutters on the front-central section should be moved to face the sides.
4. More windows should be added to the kitchen area of possible.
5. The chimney height should be checked against building code and potentially raised.
6. The grading of the rear yard should be simplified.
7. The southern side yard stockpile area should be ensured to not conflict with the preservation of trees.

Sincerely,

Tucker Beckett, Planner
On Behalf of the Design Review Board

Cc: *File Copy*
Don McCauley, Planning Director
Joe Hassell